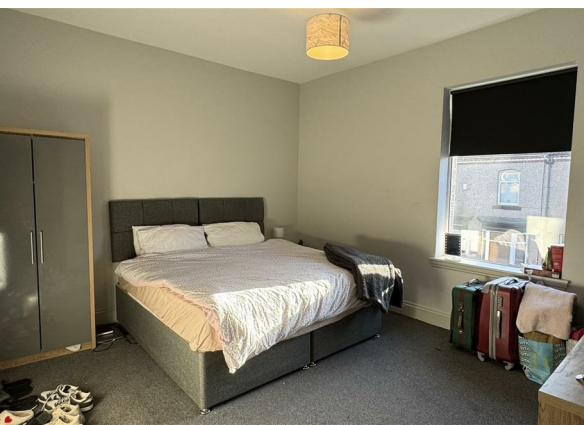


Surtees Street, Darlington, DL3 6PP.
Offers in excess of £80,000



Surtees Street, Darlington, DL3 6PP.
Offers in excess of £80,000
Council Tax Band: A

**** VURV estates ** The Art of Property -**

This deceptively spacious mid-terrace 'House of Multiple Occupation' (HMO) presents an exceptional investment opportunity. With three well proportioned bedrooms, this property is currently configured as a HMO and is sold with three sitting tenants, comprise one bedroom to the ground floor, and two to the first floor, making it an attractive prospect for those looking to expand their property portfolio.

The accommodation comprises a welcoming hallway leading to the ground floor bedroom to the front and kitchen/diner located at the rear of the property, offering a spacious area for dining and cooking, leading out to a generous yard that provides an ideal space to enjoy the fresh air. The two further bedrooms to the first floor are in good order, as is the modern shower room. The property benefits from uPVC double glazing and gas central heating.

The potential for this property is impressive, with an annual rental income at £13,776. Room One occupied (Ground floor bedroom) at £75/w. Room Two occupied at £100 per week, and Room Three occupied at £90 per week. This setup not only ensures a steady income stream but also highlights the demand for rental properties in this popular location.

Surtees Street is conveniently situated close to local shops, enhancing its appeal to prospective tenants. This property is priced to sell, making it a compelling choice for investors seeking a reliable and profitable addition to their portfolio. Do not miss the chance to secure this promising investment in a popular area of Darlington.

Ground floor
Entrance vestibule opening to a hallway with stairs to the first floor. Room one a good size double bedroom to the front. Light and airy kitchen/diner to the rear providing a good range of units, laminate works surfaces, sink unit with mixer tap, electric ceramic hob, single oven, useful under stairs storage area and access to the yard.

First floor

Landing with open aspect to a storage area and two bedrooms. Room Two a large double room and Room Three a small double. The modern shower room completes the internal accommodation with double shower cubicle, basin and WC.

Externally
Good size rear yard, Ideal to relax during those warm months.

Potential rental income to be considered a guide only, this can be affected by market conditions. All buyers must carry out their own due diligence.

Please note:
Council tax Band - A
Tenure - Freehold
EPC Rating: C
Total sq ft to be considered guide only.

VURV estates 'The Art of Property'
Professional Estate Agents, covering Darlington & Teesside with creative & inviting marketing strategies! Property appraisals available 7 days a week!
Part of the well-known VURV group, embracing property networking events across the country.

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested

parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance Vestibule

Hallway

Bedroom One
11'1" x 11'7" (3.40 x 3.55)

Kitchen/diner
14'4" max (narrowing to 12'11") x 12'8" (4.39 max (narrowing to 3.94) x 3.88)

First floor

Bedroom Two
14'4" x 11'7" (4.39 x 3.55)

Bedroom Three
9'8" max (narrowing to 9'3") x 9'2" (2.95 max (narrowing to 2.82) x 2.80)

Shower room/WC
4'6" x 9'2" (1.39 x 2.80)

Rear yard



Surless Street

Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



65 Duke Street

Darlington

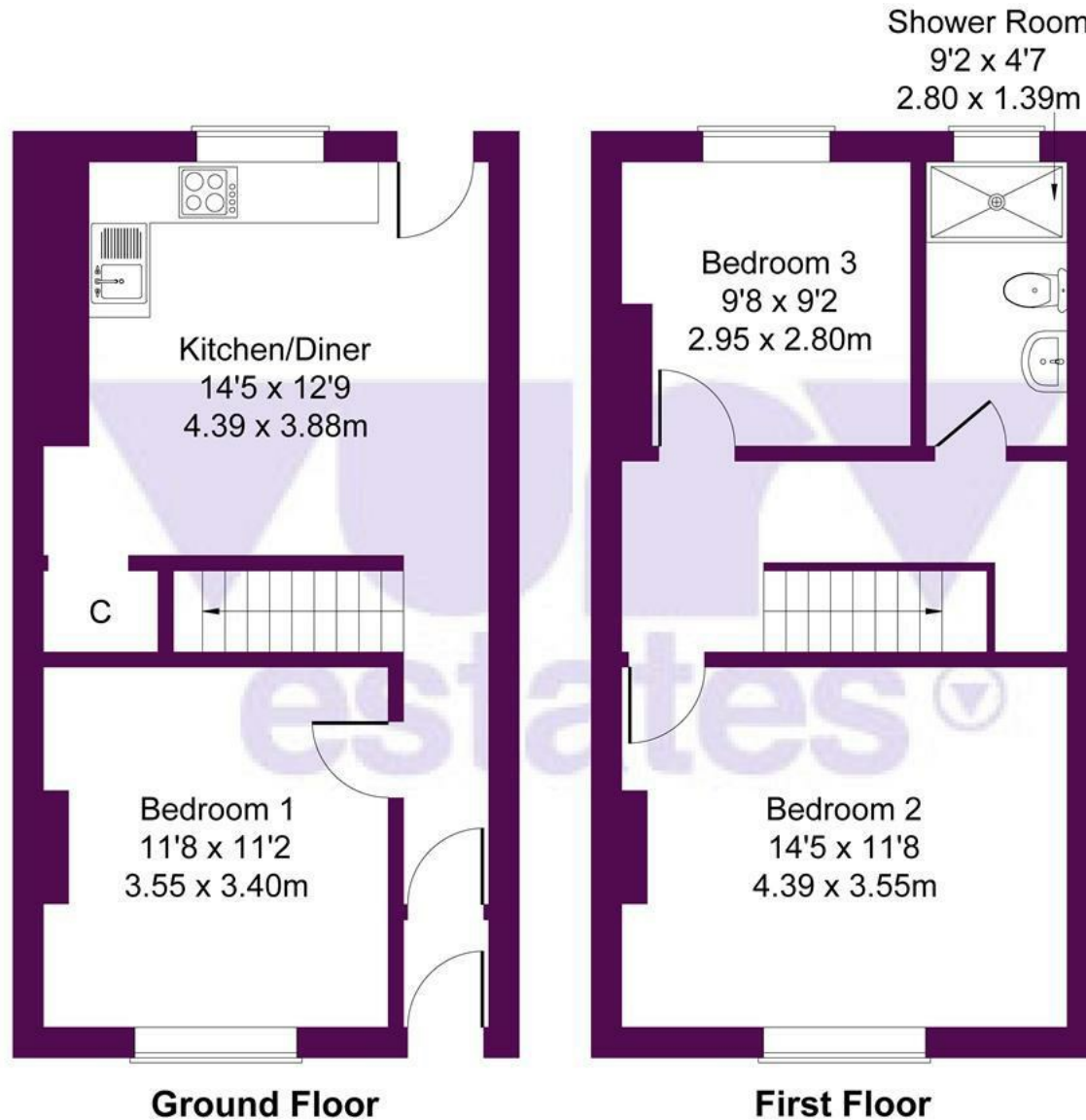
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Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC